



Project Narrative
Preliminary Plat of Mallard Bay
Core Job #16082

Project Name: Mallard Bay

Site Information

PARCEL	PARCEL SIZE	STREET ADDRESS	ZONING
1624069007	13.00 AC	425 240 th STREET SE	MF-H

Current Use:

The site is currently vacant and is owned by the City of Issaquah.

Special Site Features:

Because the site is vacant it is currently heavily vegetated. There is a strong slope which generally runs from north to south. Pockets of this slope have been found to meet Issaquah's definition of steep slopes. These areas have been analyzed by a Geotechnical Engineer and appropriate buffers have been assigned. Please reference the preliminary plans and Geotechnical Report submitted as part of this application for more information on the size and location of these features. There has also been two wetlands located on site. The first wetland (Wetland A) is a Category III wetland extends its self throughout the majority of the southern portion of site the site. Wetland B is located near the entrance to the site, is much smaller, and is rated as Category IV. The final sensitive area on site is a Type F stream. This stream begins on site south of Wetland B, moves south and cuts through the middle of Wetland A. Please reference the preliminary plans and Critical Area Report submitted as part of this application for more information on the size and location of these features.

Proposed Use & Lots:

The proposed Plat will be subdivided into 34 single-family lots. The lots will utilize a proposed internal ROW which will take access directly off SE 43rd Way. Final building footprints, layout, and configuration will be submitted with the Building Permits. The Entrance road will cross a portion of Wetlands B buffer.

Proposed Improvements:

Each lot will provide a new water service and water meter. There are two storm water vaults proposed to be constructed on site. These vaults will detain all storm water from the site. Water quality treatment will occur outside the vaults in modular wetland systems. The internal road will have two travel lanes curb, gutter, planter strip, and sidewalks. Frontage improvements will also be along a portion of the sites SE 43rd Way frontage.